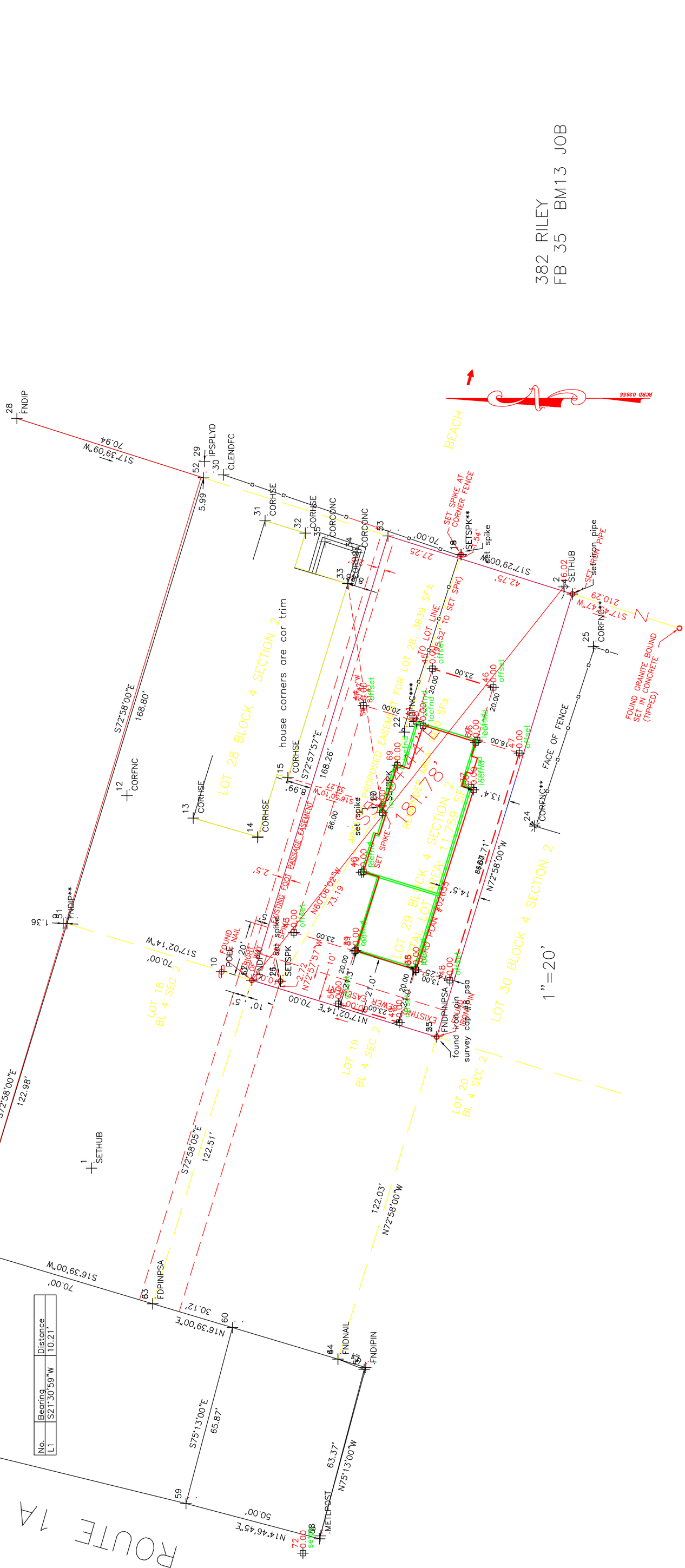
382 RILEY
FB 35 BM13 JOB



Drawing Name: 517northwayoffsets
Project Name: 517northway
Project Path: C:\Land Projects R2\517northway\
Username: Mom

Number	Northing	Easting	Elevation	Raw Desc
1	4955.1081	5029.0475	.	SETHUB
2	4784.0845	5239.4982	.	SETHUB
3	4932.9344	4979.9306	.	FDPINPSA
4	4865.8768	4959.8797	.	FNDNAIL
5	4855.8223	4956.8849	.	FNDIPIN
6	4872.3019	4895.8958	.	METLPOST
7	5021.2242	4932.1924	.	FNDIPIN
8	5000.0000	5000.0000	.	CRAMBND*
9	4965.3340	5117.6493	.	FNDIP**
10	4908.0182	5100.1835	.	POLE
11	4897.0275	5097.0765	.	FNDPK
12	4942.2556	5163.9164	.	CORFNC
13	4918.2619	5155.8110	.	CORHSE
14	4894.8997	5148.9944	.	CORHSE
15	4883.9814	5170.4124	.	CORHSE
16	4886.7099	5096.7514	.	SETSPK
17	4850.2274	5160.1982	.	SETSPK
18	4821.3101	5251.2314	.	SETSPK**
19	4821.3127	5251.2198	.	SETSPK**
20	4850.2304	5160.1794	.	SETSPK
21	4886.7037	5096.7205	.	SETSPK
22	4841.8045	5186.9012	.	ENDFNC***
23	4830.0805	5076.5869	.	FNDPINPSA
24	4794.6515	5152.8703	.	CORFNC**
25	4773.3642	5217.7910	.	CORFNC**
26	4580.6961	5172.8820	.	BND/BND**
27	4529.6663	5157.7468	.	FDPINML
28	4982.1247	5300.4917	.	FNDIP
29	4914.2212	5284.9631	.	IPSPLYD
30	4907.3062	5280.0724	.	CLENDFC
31	4892.2556	5263.4445	.	CORHSE
32	4877.7025	5258.9623	.	CORHSE
33	4862.3151	5240.7108	.	CORHSE
34	4858.9853	5252.0181	.	CORCONC
35	4870.5790	5255.8142	.	CORCONC
36	4815.5164	5184.0021	.	corfnd
37	4817.6278	5166.8690	.	corfnd
38	4837.8360	5100.8946	.	corfnd
39	4859.8271	5107.6320	.	corfnd
40	4857.3609	5136.1607	.	corfnd
41	4837.5074	5190.7394	.	corfnd
42	4881.8221	5114.3705	0.00	corfnd
43	4881.8221	5114.3705	0.00	offset
44	4856.6301	5196.5980	0.00	offset
45	4831.6488	5209.8621	0.00	offset
46	4809.6578	5203.1247	0.00	offset
47	4800.2193	5179.3172	0.00	offset
48	4825.4036	5097.0857	0.00	offset
49	4843.6946	5081.7719	0.00	offset
50	5000.0000	5000.0000	.	.
51	4963.9757	5117.5854	.	.
52	4914.5295	5278.9809	.	.
53	4847.7632	5257.9509	.	.
54	4780.9969	5236.9210	.	.
55	4830.1238	5076.5676	.	.
56	4865.6857	5088.5093	0.00	offset
57	4856.3698	4956.1412	.	.
58	4872.5396	4894.8689	.	.

Number	Northing	Easting	Elevation	Raw Desc
59	4920.8854	4907.6236	.	.
60	4904.0777	4971.3132	.	.
62	4897.0518	5097.0772	.	.
63	4932.9349	4979.9433	.	.
64	4865.8709	4959.8869	.	.

11/26/07
T awb
@ JP
cloudy, chilly
40s

Point Numbers <16-18,2,3,43-49,56>: 2,3,17,11,43-49,56,18

Stakeout distance (or RETURN for MAXIMUM):

RADIAL STAKEOUT OPTION

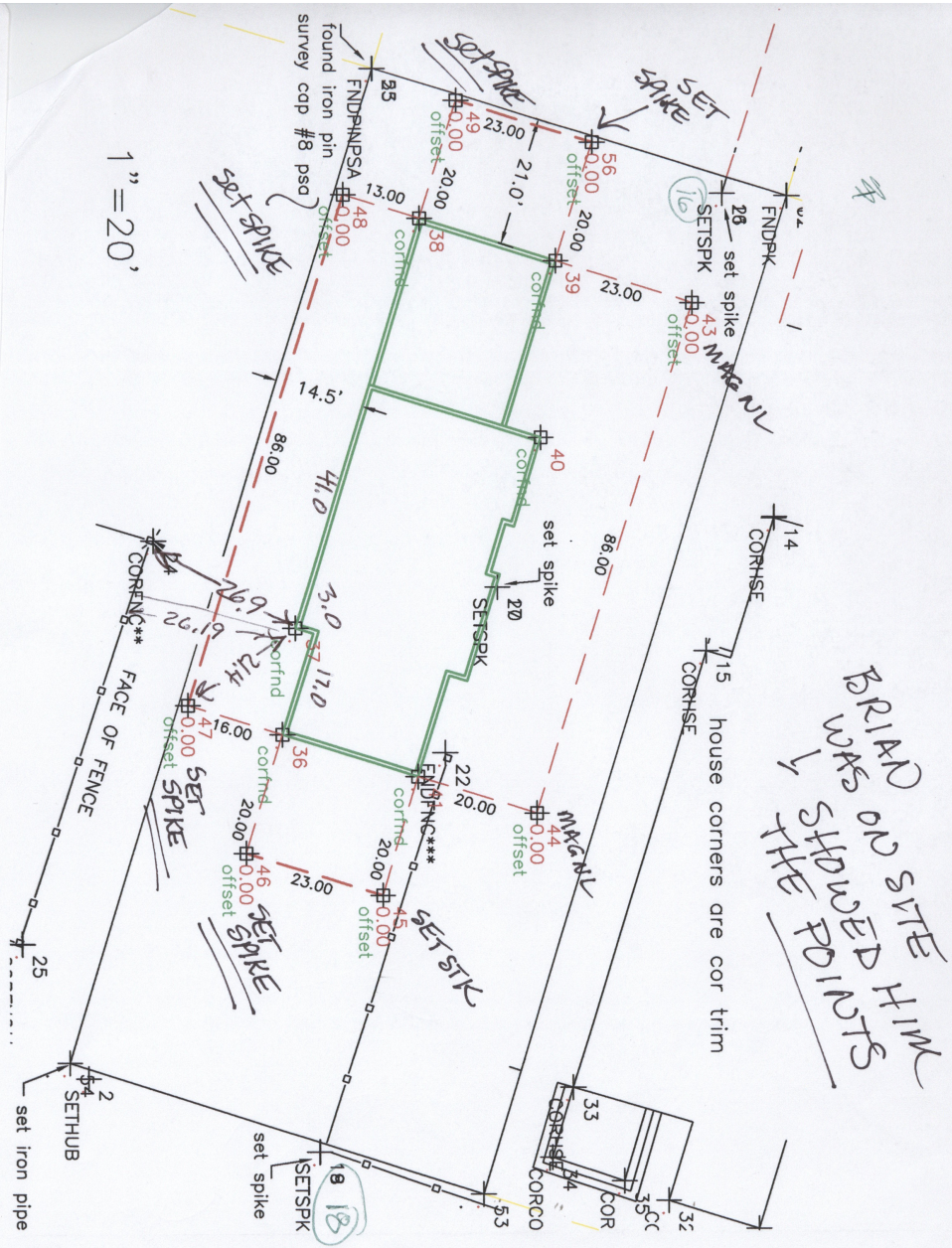
Occ. Pt.	16	N 4886.7099 E 5096.7514		SETSPK	
Back Pt.	18	N 4821.3101 E 5251.2314		SETSPK**	
2	12-46-05	175.81' N 4784.0845 E 5239.4982		SETHUB	12-46-05 175.83 +3.80 ~~+3.80~~ 4.98
3	178-38-33	125.63' N 4932.9344 E 4979.9306		FDPINPSA	178-36-15 125.44 -1.62 4.98
17	06-57-13	73.19' N 4850.2274 E 5160.1982		SETSPK	06-56-20 73.20 +0.62 4.98
11	248-51-32	10.32' N 4897.0275 E 5097.0765		FNDPK	
43	352-33-34	18.28' N 4881.8221 E 5114.3705	0.00	offset	set MAG NL +0.20 4.98
44	353-49-12	104.28' N 4856.6301 E 5196.5980	0.00	offset	set MAG NL +1.37 4.98
45	03-00-39	125.80' N 4831.6488 E 5209.8621	0.00	offset	set STK 1'UP +2.77 4.98
46	12-58-20	131.35' N 4809.6578 E 5203.1247	0.00	offset	set SPIKE +1.49 4.98
18	00-00-00	167.75' N 4821.3101 E 5251.2314		SETSPK**	
47	23-23-04	119.57' N 4800.2193 E 5179.3172	0.00	offset	set SPK +1.56 4.98
48	66-44-31	61.31' N 4825.4036 E 5097.0857	0.00	offset	66-45-00 61.35 +0.16 4.98 set SPK
49	86-15-16	45.55' N 4843.6946 E 5081.7719	0.00	offset	set SPK -0.14 4.98
56	88-27-40	22.58' N 4865.6857 E 5088.5093	0.00	offset	set SPK -0.36 4.98

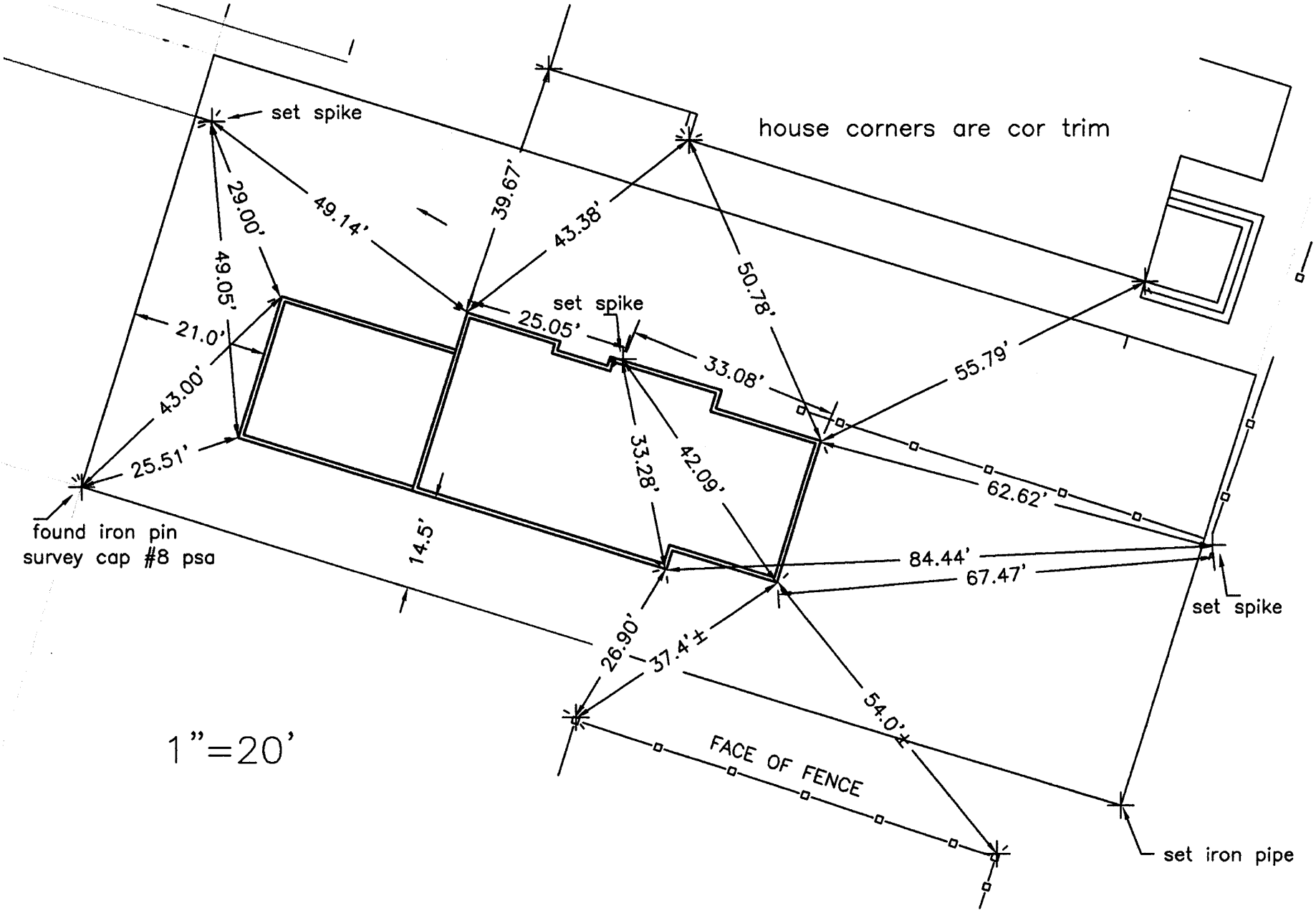
14-04-55 175.58 +3.84 4.98 TOP IP

chk OK

Connaughton

STK 2 hubs

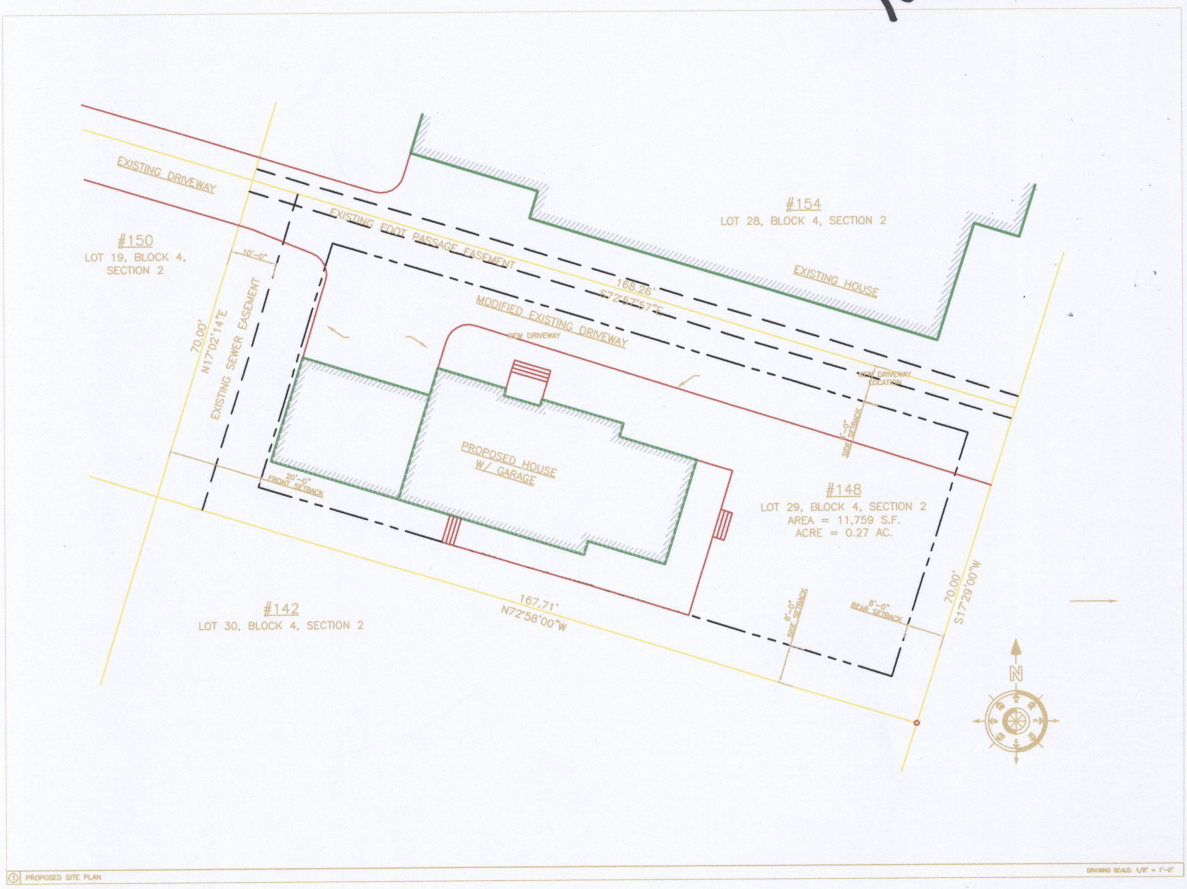



set spike
house corners are cor trim
29.00'
49.14'
39.67'
43.38'
50.78'
49.05'
21.0'
43.00'
25.51'
set spike
25.05'
33.08'
55.79'
33.28'
42.09'
62.62'
found iron pin
survey cap #8 psa
14.5'
84.44'
67.47'
set spike
26.90'
37.4'±
54.0'±
FACE OF FENCE
set iron pipe
1"=20'

80/12/1

FOUNDATION DIMENSIONS PER CAD DWG PROVIDED

RCD 10/19



PROPOSED SITE PLAN

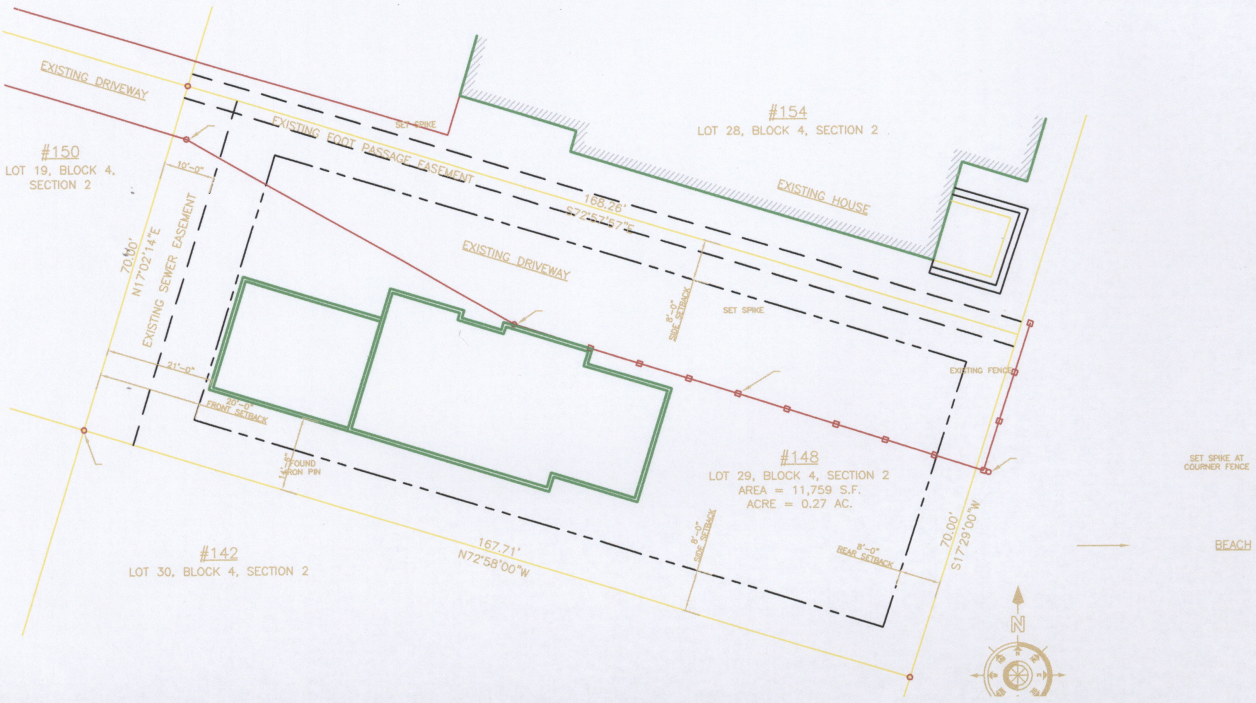
A–0

① PROPOSED SITE PLAN

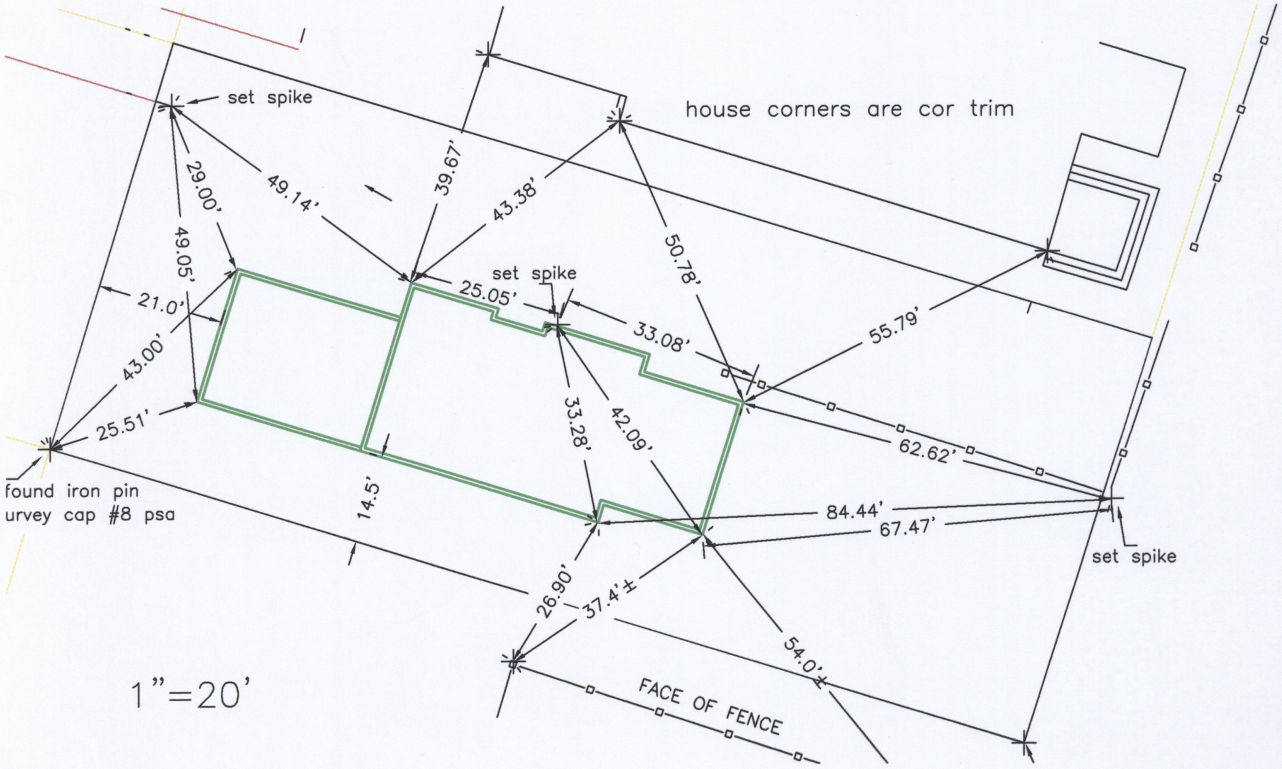
DRAWING SCALE: 1/8" = 1'-0"

Revised building location from Jeremy

RCD 10/25

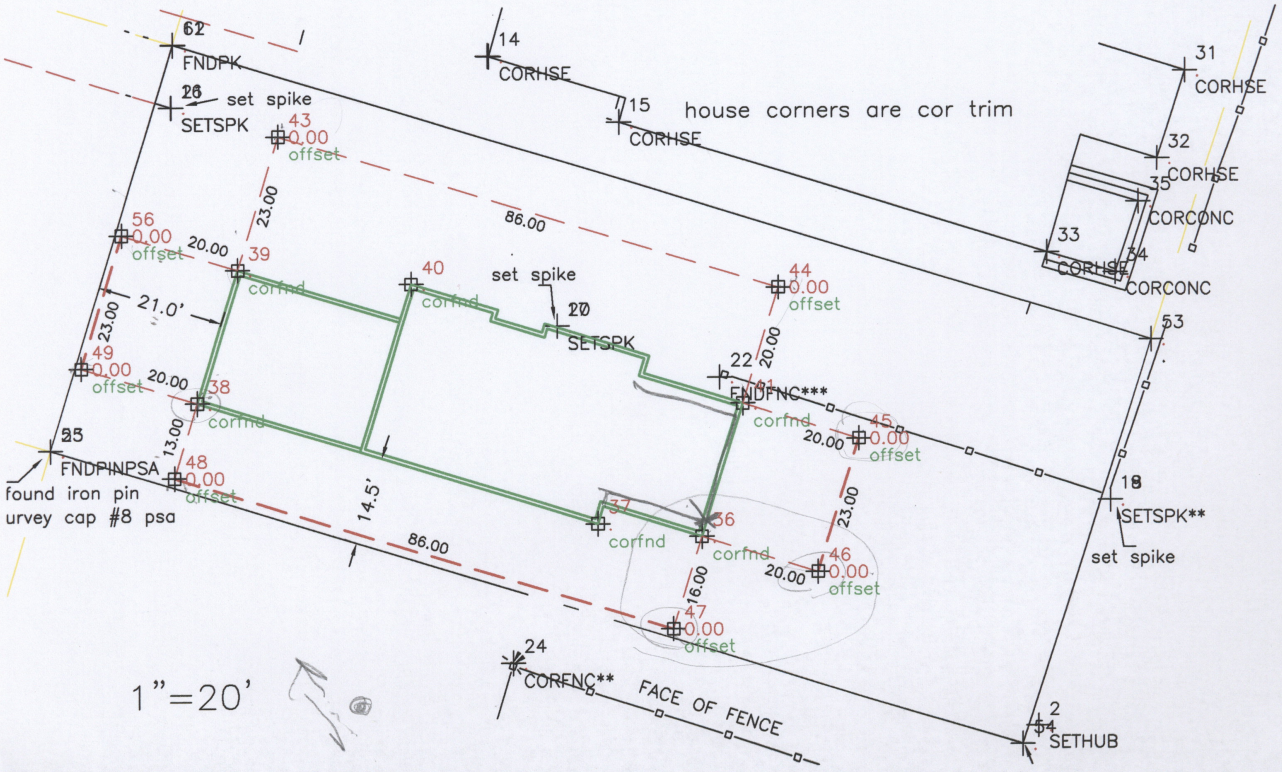


gave to them 10/25

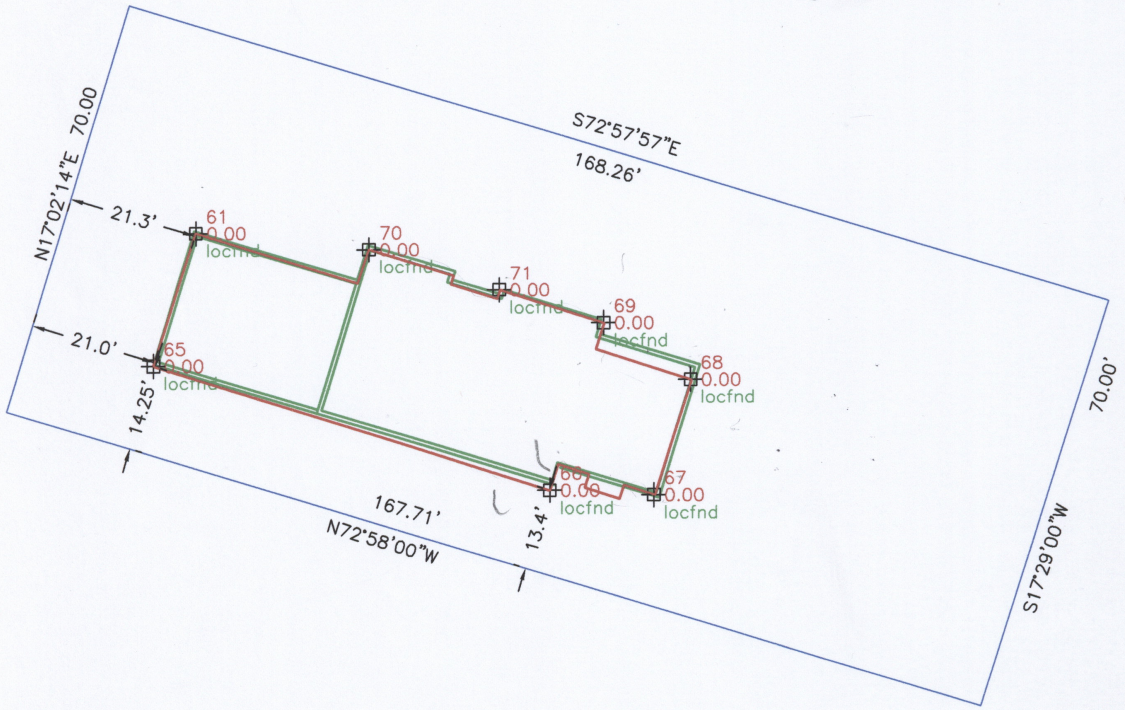


Brian on site when I set offsets - I showed him the points

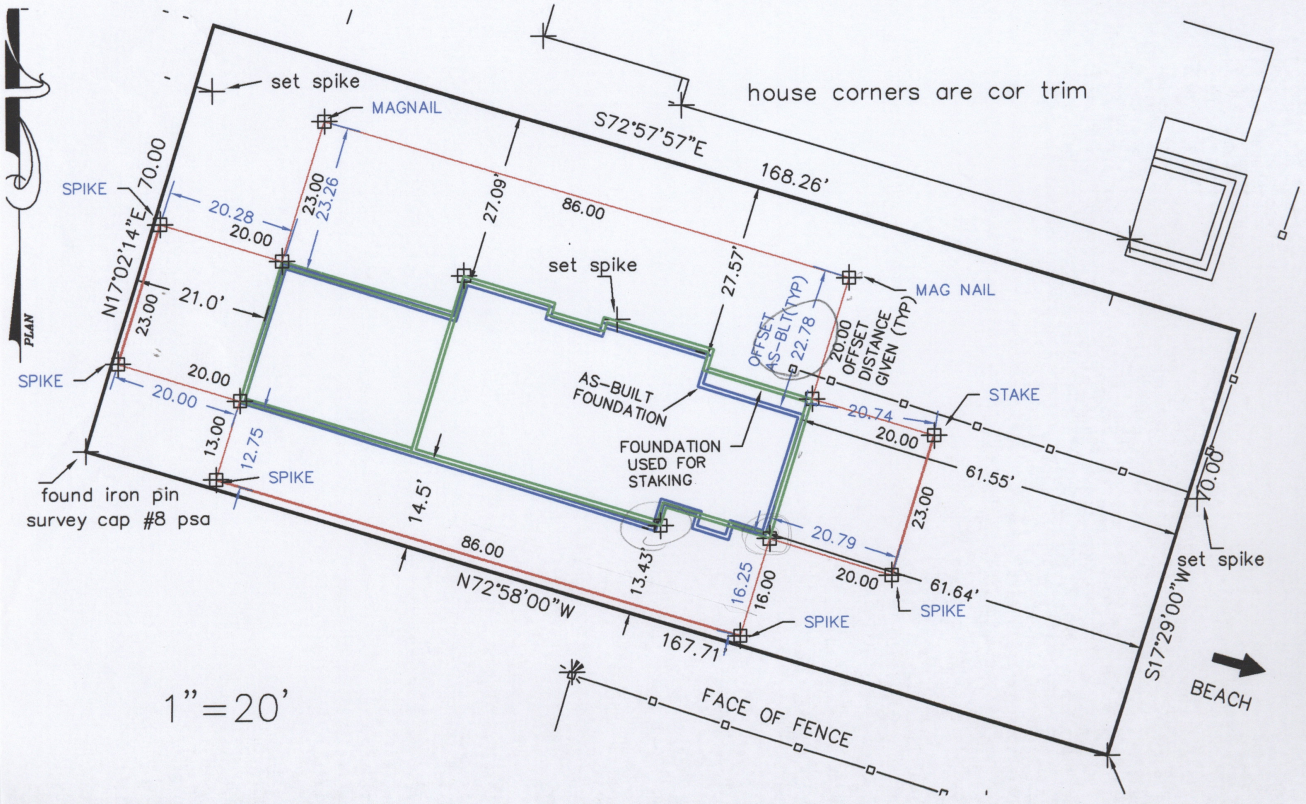
gave to them 11/25



FOUNDATION
LOC 12/14
PLAN 1/17 on site



01-21



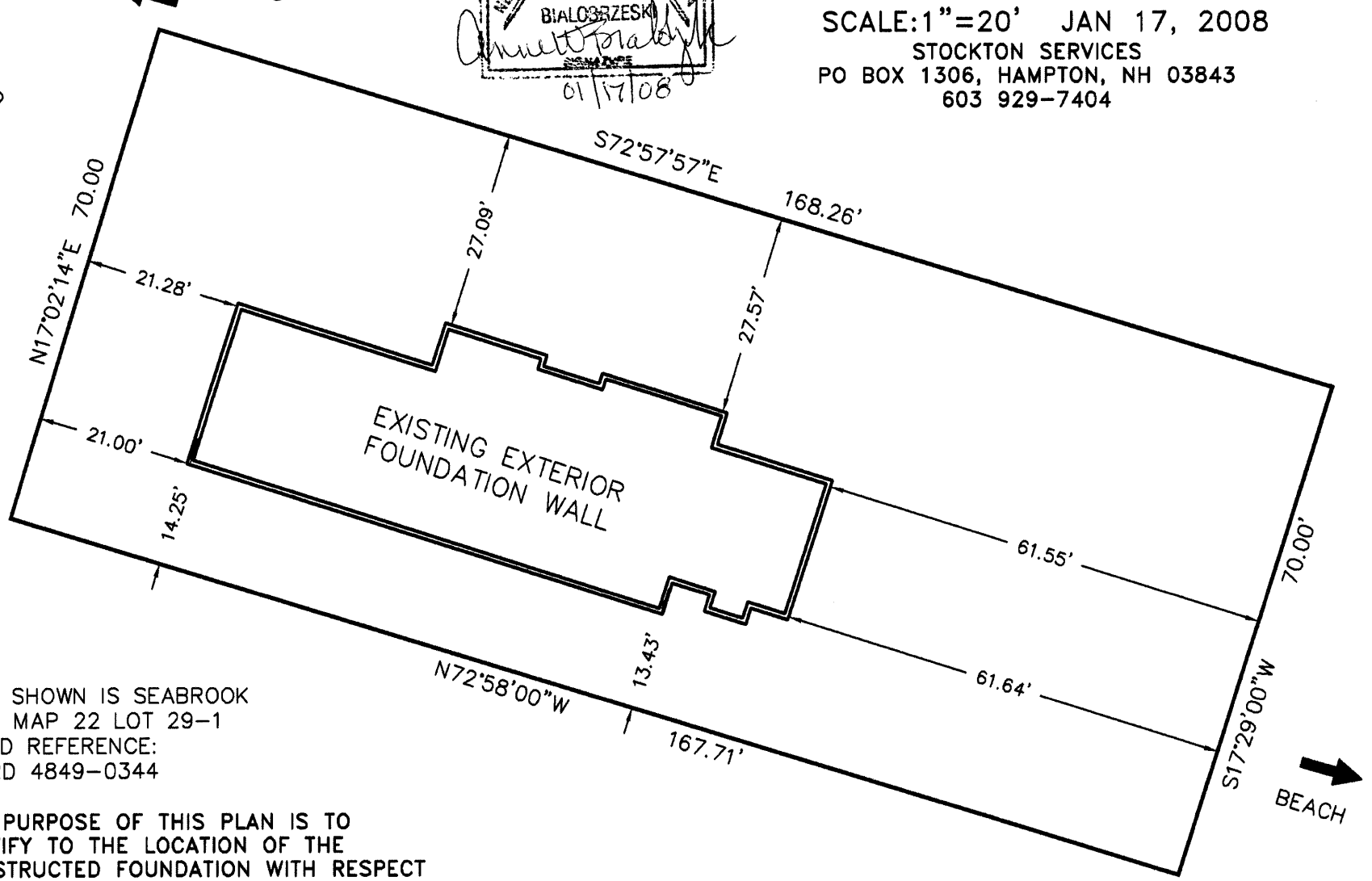
LOCATION PLAN
EXISTING FOUNDATION
148 OCEAN BOULEVARD
SEABROOK, NH

OWNER: RILEY FAMILY REAL ESTATE TRUST

SCALE:1"=20' JAN 17, 2008

STOCKTON SERVICES
PO BOX 1306, HAMPTON, NH 03843
603 929-7404

STATE OF NEW HAMPSHIRE
NO. 752
ANNE W. BIALOBRZESKI
LICENSED LAND SURVEYOR
01/17/08



LOT SHOWN IS SEABROOK
TAX MAP 22 LOT 29-1
DEED REFERENCE:
RCRD 4849-0344

THE PURPOSE OF THIS PLAN IS TO CERTIFY TO THE LOCATION OF THE CONSTRUCTED FOUNDATION WITH RESPECT TO EXISTING BOUNDARY LINES. NO OTHER REPRESENTATION IS INTENDED OR IMPLIED.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION

	For Insurance Company Use:
A1. Building Owner's Name: PETER A RILEY TRUSTEE RILEY FAMILY REAL ESTATE TRUST	Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 148 OCEAN BOULEVARD	Company NAIC Number
City: SEABROOK State: NH ZIP Code: 03874	

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
TAX MAP 22 LOT 29-1, DEED BOOK 4849 PAGE 0344

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 42°52'36.30" N Long. 70°49'01.90" W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 2

A8. For a building with a crawl space or enclosure(s), provide:
- a) Square footage of crawl space or enclosure(s): N/A sq ft
- b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade: N/A
- c) Total net area of flood openings in A8.b: N/A sq in

A9. For a building with an attached garage, provide:
- a) Square footage of attached garage: 640 sq ft
- b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade: N/A
- c) Total net area of flood openings in A9.b: N/A sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
SEABROOK BEACH 330854	ROCKINGHAM	NH

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use base flood depth)
33015C0439	E	05/17/05	05/17/05	X	N/A

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe)

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe)

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☒ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.
Benchmark Utilized TBM, TOWN SEWER PLANS Vertical Datum NGVD 1929
Conversion/Comments

		Check the measurement used.	
a)	Top of bottom floor (including basement, crawl space, or enclosure floor) 7.1	☒ feet	☐ meters (Puerto Rico only)
b)	Top of the next higher floor 15.8	☒ feet	☐ meters (Puerto Rico only)
c)	Bottom of the lowest horizontal structural member (V Zones only) N/A	☐ feet	☐ meters (Puerto Rico only)
d)	Attached garage (top of slab) 13.5	☒ feet	☐ meters (Puerto Rico only)
e)	Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments) 7.1	☒ feet	☐ meters (Puerto Rico only)
f)	Lowest adjacent (finished) grade (LAG) 12.5	☒ feet	☐ meters (Puerto Rico only)
g)	Highest adjacent (finished) grade (HAG) 13.7	☒ feet	☐ meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

☐ Check here if comments are provided on back of form.

ANNE W. BIALOBRZESKI NHLLS #752
Certifier's Name License Number

LAND SURVEYOR STOCKTON SERVICES
Title Company Name

PO BOX 1306 0384313O6
Address City HAMPTON State NH ZIP Code

Signature Anne W Bialobrzeski Date 1/17/08 Telephone 603 929-7404

IMPORTANT: In these spaces, copy the corresponding information from Section A.

	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 148 OCEAN BOULEVARD	Policy Number
City: SEABROOK State: NH ZIP Code: 03874	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments

Signature Date

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is _____.___ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawl space, or enclosure) is _____.___ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____.___ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____.___ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____.___ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8. and G9.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4.-G9.) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____.___ ☐ feet ☐ meters (PR) Datum

G9. BFE or (in Zone AO) depth of flooding at the building site: _____.___ ☐ feet ☐ meters (PR) Datum

Local Official's Name Title

Community Name Telephone

Signature Date

Comments

☐ Check here if attachments

Tocky Bialobrzeski

From: "Tocky Bialobrzeski" <stockton@ttlc.net>
To: "Jeremy Sheaff" <jeremy@northwaybuilders.com>
Sent: Friday, October 19, 2007 12:39 PM
Attach: tojeremy.dwg
Subject: Re: testing

Jeremy,
Per our discussion, I estimate the following:
1. to stamp plan for building permit application (if you are going with house as you gave it to me, I would add 21.0' and 14.0' proposed offsets on closest sides). I think the building inspector will want that.
2. provide a working drawing with enough swing ties for your foundation people to locate proposed footings.
3. Stake foundation, check foundation prior to backfilling, and provide location certification plan to building inspector .
Provided my existing control is protected, estimate for above is $500-$600.

Please insert the attached into your drawing. It shows a different house next door than you have on your plan and represents my location from date of survey.....I know you mentioned that it was significant that garages were opposite each other. Have things changed across the way since I was out there?

At any rate, give me a call when you are ready for stamp.

Thanks,
Tocky

—— Original Message ——
From: Jeremy Sheaff
To: Tocky Bialobrzeski
Sent: Friday, October 19, 2007 9:26 AM
Subject: testing

Ex 239?

Jeremy Sheaff
Northway Builders, Inc.
130 Ledge Road, Suite 2
Seabrook, NH 03874
PH 603-929-1225
FAX 603-926-9039

Brian=)

1/12/08 517 Northview

13.7

HAG = 1' Below Top FND

24" USE

LAG 25" Below Top FND

NOW 27"

12.5

Brian
603 944-2502

15.8

First Floor

13"

Top FND 14.7

13"-15" Gar Slab

13.5

90" 91"

Plan 92"

7.1

Basement Slab

Fill

6" 8" 96" 81" 81" 8" 24"

64" 63"

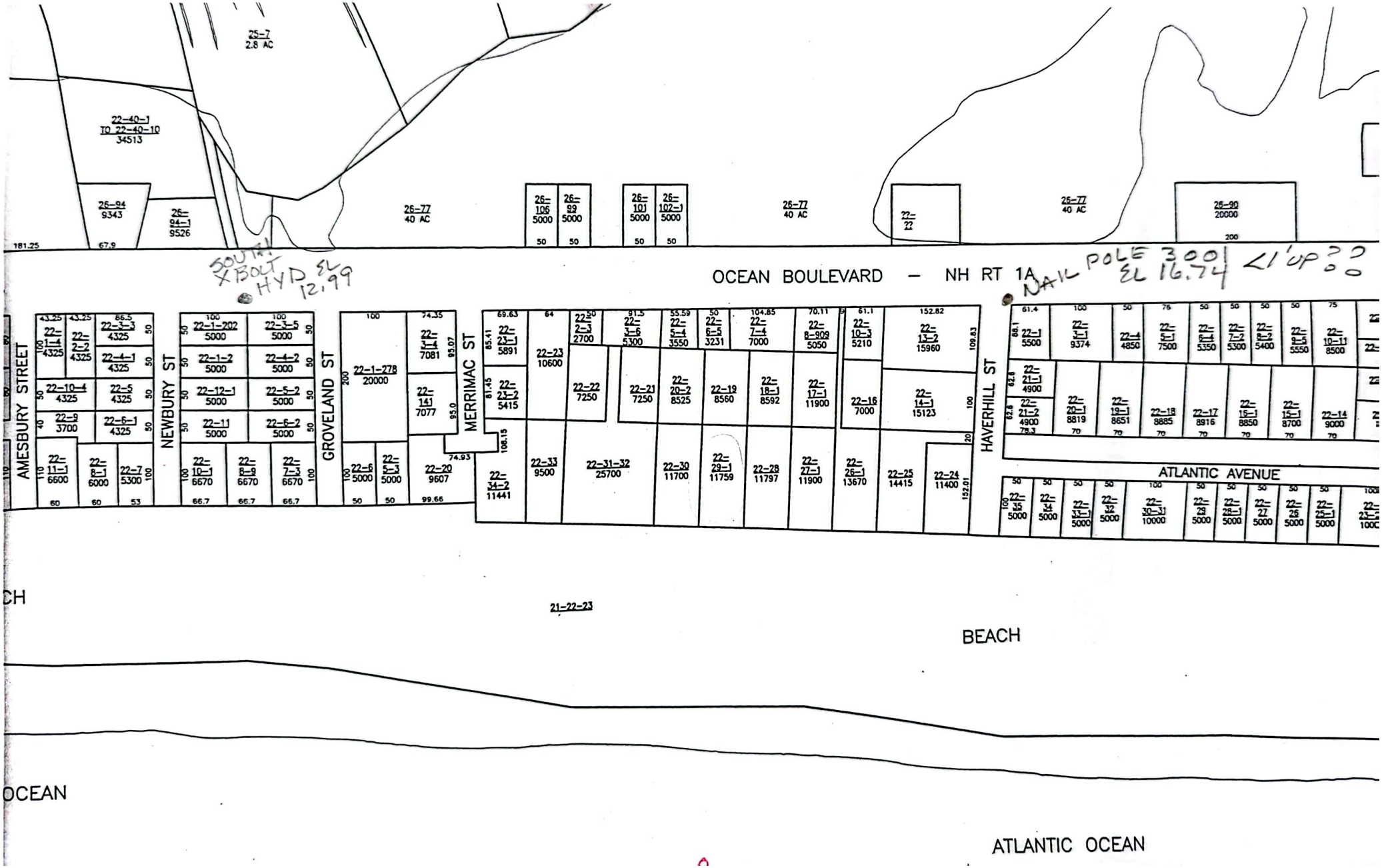
28" 28"

54" 72" 120"

34" +-4.5"

30"

Center Tube


OCEAN BOULEVARD – NH RT 1A
AMESBURY STREET
NEWBURY ST
GROVELAND ST
MERRIMAC ST
HAVERHILL ST
ATLANTIC AVENUE
BEACH
ATLANTIC OCEAN
21-22-23
SOUTH X BOLT HYD EL 12.99
NAIL POLE 3001 EL 16.74
25-7 2.8 AC
22-40-1 TO 22-40-10 34513
26-94 9343
26-94-1 9526
26-77 40 AC
26-106 5000
26-99 5000
26-101 5000
26-102-1 5000
22-22
26-90 20000
22-1-278 20000
22-20 9607
22-34-2 11441
22-33 9500
22-31-32 25700
22-30 11700
22-29-1 11759
22-28 11797
22-27-1 11900
22-26-1 13670
22-25 14415
22-24 11400
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22-22 7250
22-21 7250
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22-19 8560
22-18-1 8592
22-17-1 11900
22-16 7000
22-15 5891
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22-11 5000
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22-9-5 5550
22-10-1 8500
22-21-1 4900
22-21-2 4900
22-20-1 8819
22-19-1 8651
22-18 8885
22-17 8916
22-16-1 8850
22-15-1 8700
22-14 9000
22-35 5000
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22-32 5000
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NORTHWAY BUILDERS, INC.

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603-929-1225
Fax 926-9039

March 10, 2008

Stockton Services
PO Box 1306
Hampton, NH 03843-1306

Attention: Tocky

Dear Tocky,

I wanted to take a moment to report my findings on the outcome surrounding the events at the Riley home on Seabrook Beach.

As you are aware, there were questions relating to the foundation placement and the series of events leading to the encroachment of the setback line to the exterior deck. I understand that it is your opinion you were not involved in that error. However, there are a few facts which will perhaps assist you in fully understanding your relationship to this issue and also for future dealings of this nature.

You have indicated on more than one occasion, that you were not given the correct foundation plans and that this error was what drove the incorrect placement of the field staking. Also, that the foundation contractor should have triangulated the corners, thereby adding accuracy to the squaring on the foundation and possibly catching the discrepancy in the sighting.

On October the 19th, Jeremy sent you via email, the AutoCAD file for the Riley home. That attachment was the complete set of drawings for your review. I have included a copy of the email for your files. In that drawings file, the final correct foundation plans as well as an initial site plan drawing were included. I believe that the error you made was to use the same site rendering we used prior the foundation plan and took Jeremy's initial site rendering instead of using the actual foundation plan as was expected, to stake for the site placement of the foundation.

You are correct in that the foundation contractor could have possibly caught the error if they had cross dimensioned the foundation. And although Northway didn't cause the issue of misplacement of the corner stake at the rear right corner of the building, I feel this office could have caught the error of your using the incorrect plan and notified you of the mistake.

This being the case, Northway has absorbed the expenses related to the deck alteration which satisfied the Riley's in this matter, as well as the excavation required to relocate the footings which were for the original deck support. The foundation contractor has absorbed the costs related to replacing the footings necessary for the new deck design.

At this time I would like to know what you will voluntarily contribute to the expenses incurred as a result of this situation. It would be appropriate to bill the Riley's directly for the elevation certificate, as this was not part of our agreement. This leaves the $600.00 balance from which to negotiate.

It is my intention to have this matter closed by accepting the situation as a learning experience and to not further any embarrassment by escalating the efforts of placing blame, if possible. I am hopeful you will cooperate with me in this manner.

I look forward to your prompt response.

Sincerely,

Paul Rabenius
CEO
Northway Builders Inc
33 Lafayette Road
Hampton Falls, NH 03844
"Quality without compromise"